



Fairlington Villages,  
A Condominium Association

Operations Manager Monthly Report  
May 22, 2021

**Action Items-**

1. **Spring Plant Replacements**: Each Spring the Association contracts to have the shrubs replaced that have died over the Winter. Details can be found under **New Business F- Spring Plant Replacements**
2. **Apartment Hallway Carpet Cleaning**: Each Spring the Association contracts to have the carpet in the apartment style buildings steam cleaned. Details can be found under **New Business G- Apartment Hallway Carpet Cleaning**.

**Pool Season 2021 Preparations**

**New Whitecoat at Pool 6:**



*In the photo above on April 6, Wilcoxon, whitecoat/plaster subcontractor for Premier Aquatics applies a new whitecoat to Pool 6. Whitecoats typically last 5-7 years depending on conditions and are included in our reserve study. Whitecoating is a reserve expense.*

Pool Season 2021 Supplies and Repairs: Below is a summary of the pools supplies and Spring Repairs contracted with Premier Aquatics:

Pool	Supplies	Repairs	Total
1	\$1,427.82	\$550.00	\$1,977.82
2	\$1,692.82	\$490.00	\$2,182.82
3	\$1,994.22	\$1,695.00	\$3,689.22
4	\$1,695.47	\$0.00	\$1,695.47
5	\$1,385.52	\$0.00	\$1,385.52
6	\$2,008.17	\$650.00	\$2,658.17

In addition to the costs above, a total of \$6,000.00 was spend on permanent wall anchors, ropes and buoys to section off the swimming areas in each pool for reservations.

Pool contractor wage increases: On May 1, the minimum wage increased in Virginia. Per the terms of the pool contract, the wage increase of \$2.25 per hour equates to a total contract increase of \$14,153.40 including the 20% taxes.

## Grounds

### Tree Canopy Fund Trees Planted



*In the photo above, **Davey Tree** plants a White Oak tree in Ward V near 4724 S. 29<sup>th</sup> Street for the Tree Canopy Fund (TCF). Funding for the TCF is collected from contractors who remove trees from construction sites, makes landscape quality trees available to Arlington residents and common interest communities at no cost. . In all, 17 trees were planted by Davey with a total retail value of \$ 7,650.00.*

Monthly Tree Pruning by Lancaster: The contract with Lancaster includes one day of pruning each month in addition to the annual tree pruning. The following is a list of trees that were prioritized by Management and were pruned by Lancaster in April.

Location	Tree Pruning Work	Date	Hours
4711 31 <sup>st</sup> Street	Elevate all Leland Cypress	4/22/21	2
4711 29 <sup>th</sup> Road	Deadwood large Oak	4/22/21	2
4830 S. Buchanan St.	Deadwood Oak in back	4/22/21	3
3034 S. Abingdon St.	Chip brush pile	4/22/21	.5
Maintenance yard	Chip brush pile	4/22/21	.5

Pruning Request: A request was made by a Grounds Committee member Karen Olson Weaver to have Grounds Committee members meet the arborist and the crew at each pruning location before the work is performed on each tree. **This direct supervision of contractors by residents is not only strongly discouraged by Management but constitutes a violation of the bylaws.**

Annual Tree Pruning: A group of (3) Grounds Committee members asked for a meeting with Lancaster’s arborist regarding the pruning of a willow Oak that by the residents account ‘was not proper pruning based on what she has seen on the internet’ **Joel Owen, arborist for Lancaster Landscapes offered to meet with interested members of the Grounds Committee while he does his Tree Inventory, or as an alternative, specific trees for pruning can be identified and discussed in the Fall.**

Turf Fertilization by TruGreen: TruGreen fertilized all turf on the originally published schedule of April 19-23. The application was done with the standard products in all areas. During the Fall application which is scheduled for late September, organic fertilizer will be applied to the Turf Fertilization Pilot Area in Ward V across from the Management Office.



Ward III Renovation Planting:

The planting portion of the Ward III Renovation Planting was completed on March 26 by Lancaster Landscapes. The erosion restoration portion of the Ward III renovation project will be completed by May 1<sup>st</sup>.

**Tennis Courts 11/12 Basketball Project a Success**

Management has received several positive comments regarding the installation of the extra basketball hoop/goal on tennis courts 11/12. It is getting used regularly by Fairlington Villages residents. The tennis practice backboard was moved at the same time to a better location in the area. The combination lock on these courts was changed for security purposes and is available by calling the office.



**Patrol Service**

Nightly Patrol: The patrol officers from Master Security responded to resident calls and towed (14) vehicles and (1) trailer for the period of 3/20 through 4/23. Management continues to monitor the performance of A-1 Towing Company and has not received any complaints regarding this recently. A recap of patrol activities and 24/7 trash photos follow this report. The QR locations which are the nightly check-in locations for the guard, can be found on page 16

**Board Approved Retaining Walls and Trash Enclosures Underway**

American Restoration (AR) has started on the retaining wall project at behind 4820 S. 27<sup>th</sup> Road and will move to the other two approved locations (4856 S. 28<sup>th</sup> Street/4803-4805 S. 31<sup>st</sup> Street) by early May. Following completion of the three retaining walls, American Restoration will start work on the (2) Board approved trash enclosure brick walls at 3008 S. Abingdon Street and 4829 S.28<sup>th</sup> Street on April 5.

### Verizon Drop (cable on surface) Status Update

Address	Date Reported	Status
2913 S. Columbus Street	7/15/2020	Pending
2947 S. Columbus Street	11/13/2020	Done
4812 S. 29 <sup>th</sup> Street	11/24/2020	Done
2925 S. Buchanan Street	11/24/2020	Done
4807 S. 27 <sup>th</sup> Road	1/7/2021	Done
4814 S. 30 <sup>th</sup> Street	1/8/2021	Pending
2856 S. Abingdon Street	2/17/2021	Done
3049 S. Buchanan Street	3/18/2021	Pending
2920 S. Buchanan Street	4/7/2021	Pending
4835 S. 28 <sup>th</sup> Street	4/12/2021	Pending
4855 S. 28 <sup>th</sup> Street	4/13/2021	Pending

Management is in regular communication with Verizon regarding the completion of the above list.

### Tot Lot

PlayMark started the Toto Lot Renovation Project on April 26 and plans to complete the upgrades by April 28. Lancaster will provide the engineered playground mulch on Friday April 30 so the tot lot can open promptly on May 1.

